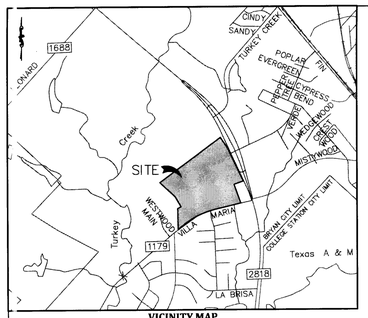

VICINITY MAP
NOT TO SCALE

NOTES:

1. The bearings shown hereon are referenced to the Texas State Plane Coordinate System, Central Zone, based upon GPS measurements, according to the North Texas Cooperative VRS Network.
2. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Panel 141 of 250, Map Number 48041C0141 C, Effective Date: July 2, 1992, the subject property is located in Zone "X (unshaded)"; defined as "Areas determined to be outside the 500-year floodplain". This statement does not reflect any type of flood study by this firm.
3. The property corners are a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set unless otherwise noted.
4. City of Bryan GPS Network Monuments 70, 71 and 72 were used for this survey.
5. Boundary shown hereon is based on an on-the-ground survey conducted during the month of December, 2011.
6. The current zoning for the tract of land shown hereon is "Planned Development" according to the current zoning map on the City of Bryan Planning and Zoning website.

LEGEND

	UTILITY POLE		TELEPHONE MANHOLE
	GUY WIRE		SIGN
	LIGHT POLE		FIRE HYDRANT
EM	ELECTRIC METER	WM	WATER METER
	GAS MANHOLE		WATER VALVE
TS	TEST STATION		STORM DRAIN MANHOLE
	TELEPHONE RISER		SANITARY SEWER MANHOLE
	WARNING SIGN	WV	TELEPHONE VAULT
CR	CABLE RISER		FIBER OPTIC MANHOLE
WV	WATER VAULT		
EX-OHE	EXISTING OVERHEAD ELECTRIC LINE		
	EXISTING UNDERGROUND PIPELINE		
EX-W	EXISTING WATER LINE		
EX-GAS	EXISTING GAS LINE		
EX-FO	EXISTING FIBER OPTIC LINE		
EX-CATV	EXISTING CABLE LINE		

BENCHMARKS:

Project Benchmark–
City of Bryan GPS Control Network
Brass or aluminum disk set in concrete

Monument Number GPS–70
Approximately 300 feet east of Manorwood and 9 feet north of Villa Maria Road
Published Elevation=339.80 feet

Monument Number GPS–72
Approximately 0.15 miles west of Mary Branch School sign on the north side of Villa Maria Road
Published Elevation=281.76 feet

Site Benchmark–
City of Bryan GPS Control Network
Brass or aluminum disk set in concrete

Monument Number GPS–71
Approximately 0.25 miles west of F.M. 2818 and 22 feet north of Villa Maria Road
Published Elevation=331.13 feet

City of College Station GPS Control Network

Monument Number CS94–107
At the northeast corner of the Texas Hall of Fame tract located 1 foot northeast of the edge of pavement of the west side of F.M. 2818
Published Elevation=341.61 feet

Curve Table				
Curve Number	Central Angle	Radius	Arc Length	Chord Bearing and Distance
C1	13°11'02"	535.00'	123.11'	N59°53'31"E 122.83'
C2	13°11'02"	495.00'	113.90'	S59°53'31"W 113.65'
C3	20°38'44"	189.00'	68.10'	S01°56'35"E 67.74'
C4	8°03'38"	141.00'	19.84'	N04°21'05"E 19.82'
C5	45°01'56"	141.00'	110.82'	S14°08'09"E 107.99'
C6	36°58'18"	141.00'	90.98'	S18°09'58"E 89.41'
C7	1°32'42"	1854.28'	50.00'	S64°07'54"W 50.00'
C8	13°08'07"	535.00'	122.65'	N30°07'56"W 122.38'

Line Table		
Line Number	Bearing	Distance
L1	S25°17'02"E	36.19'
L2	S25°17'02"E	40.00'
L3	S66°29'02"W	77.54'
L4	S66°29'02"W	78.77'
L6	N36°42'00"W	46.52'
L7	N25°17'02"W	205.90'
L8	N70°25'21"E	66.62'
L9	S19°40'51"E	64.09'
L10	S13°01'25"W	32.29'
L11	N13°01'25"E	33.69'
L12	S76°19'17"W	39.00'
L13	N89°55'38"E	34.63'
L14	S12°15'57"E	25.96'
L15	S76°19'17"W	14.30'

A PRELIMINARY PLAT OF LOTS 1–2, BLOCK A, & LOTS 1–14, BLOCK B VILLA MARIA WAL–MART ADDITION

Situated in the Zeno Phillips League, Abstract Number 45, Brazos County, Texas, in the City of Bryan, being a portion of the tract of land described in the deed to Johnny Foster Lyon recorded in Volume 1093, Page 342, Deed Records of Brazos County, Texas, also being a portion of the tract of land described in the deed to Johnny Lyon recorded in Volume 3134, Page 271, Deed Records of Brazos County, Texas, also being a portion of the tract of land described as Tract One in the deed to R. Coke Mills Trustee recorded in Volume 1215, Page 232, Deed Records of Brazos County, Texas, and being a portion of the tract of land described in the deed to Kenneth R. Melber recorded in Volume 2628, Page 189, and Volume 2402, Page 86, Deed Records of Brazos County, Texas.

17 Lots – 51.205 Acres
This plat was created in January, 2013

SURVEYOR/ENGINEER
DUNAWAY ASSOCIATES, L.P.
550 BAILEY AVENUE
SUITE 400
FORT WORTH, TEXAS 76107
(817) 335–1121 (PHONE)
(817) 335–7437 (FAX)

OWNER/DEVELOPER
(LOTS 1–2, BLOCK A)
WAL–MART REAL ESTATE BUSINESS TRUST
2001 S.E. 10TH STREET
BENTONVILLE, ARKANSAS 72716
(479) 273–4000 (PHONE)

OWNER/DEVELOPER
(LOTS 1–14, BLOCK B)
LOVETT COMMERCIAL
1520 OLIVER STREET
HOUSTON, TX 77007
(713) 964–8111 (PHONE)

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7437

JOB NUMBER: B000330.001